

City of Columbia
MUNICIPAL PLANNING COMMISSION
AUGUST 10TH, 2016

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**PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENT**

CALL TO ORDER:

Chairman Wesley Bryant called the Public Hearing for the Comprehensive Plan Amendment to order at 4:00 p.m.

ROLL CALL:

Quorum present and included the following:

Present were: Mr. Ray Pace
Mr. Randy McBroom
Mayor Dean Dickey
Councilman King
Mr. Wesley Bryant
Mr. Andy Wilhoite

Absent was: Dr. Rose McClain

Other attendees: Mr. Paul Keltner, Development Services Director
Mr. Glenn Harper, City Engineer
Mrs. Melissa Sanders, Secretary

DISCUSSION:

Director Keltner explained the request for the Comprehensive Plan amendment. Chairman Bryant invited the public to make comments concerning the comprehensive amendment agenda item. No one came forward. Mayor Dickey made the motion to close the public hearing with Mr. Wilhoite seconding. The public hearing was closed at 4:02 p.m.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Wesley Bryant called the August meeting of the Planning Commission for the City of Columbia to order at 4:03 p.m. The meeting was held in the Council Chambers at City Hall.

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ROLL CALL:

Quorum present and included the following:

Present were: Mr. Ray Pace
Mr. Randy McBroom
Mayor Dean Dickey
Councilman King
Mr. Wesley Bryant
Mr. Andy Wilhoite

Absent was: Dr. Rose McClain

Other attendees: Mr. Paul Keltner, Development Services Director
Mr. Glenn Harper, City Engineer
Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The July minutes were presented for approval. Mr. Pace made the motion to approve with Councilman King seconding. Motion passed six to zero.

REVIEW OF BONDS:

City Engineer Glenn Harper stated that all Letters of Credit are in order.

OFFICIAL COMMUNICATIONS:

Mr. Keltner informed the Commission that City Council passed the City of Columbia Arts District zoning overlay for final consideration.

AGENDA ITEM #3**Docket #DP-2016-13**

Request from WES Engineers & Surveyors for Final Plat approval of Honey Farm Phase 1 Section 3 (Tax Map 51 Parcel 58) for a total of 25 lots and letter of credit in the amount of \$113,000.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and recommended deferral subject to not having received a letter of credit or the development agreement as requested in the Prescreening Comments.

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Discussion:

Councilman King mentioned concerns of construction traffic into the development. Director Keltner stated this is the only entrance to the development. Mr. Wilhoite made the motion to defer with Mr. McBroom seconding the motion. Motion to defer was approved by a vote of six to zero.

AGENDA ITEM #4

Docket #DP-2016-14

Request from Martin Engineering for revision of the Grove Park PUD Master Plan.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and recommended approval subject to Prescreening Comments.

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. He stated the builder didn't need such wide lots and the reduction of lot size will help with topography and economic issues. Discussion ensued about issues from the current side yard setbacks in phases one through three of this PUD development and the request for decreased yard setbacks within phases four through six. Mr. Pace made the motion to approve with the condition that all HVAC units be placed in the rear yard along with two foot swells between dwellings. Mr. Wilhoite seconded the motion. Motion failed with a tied vote of three to three. Mr. Martin would like to defer and discuss matters with the home builders, NVR. Mayor Dickey made the motion to defer with Councilman King seconding. Motion to defer passed with a vote of four to two, with Mr. McBroom and Chairman Bryant voting nay.

AGENDA ITEM #5

Docket #CZ-2016-12

Request from TennReal 1, LLC to rezone 57.81 acres from IG (Industrial General) to IS (Industrial Special) at 981 Industrial Park Road (Tax Map 89 Parcel 9.01).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval based on the review of criteria per Article 3.18.7(B) of the *Columbia Zoning Ordinance*.

Discussion:

Mr. Kenneth Hall, 1078 Old Williamsport Pike, was present to speak of concerns for future uses allowed, the nearby waterways, along with noise and visibility of the business. Discussion included the proposed land use needed to receive the IS zoning district and Heavy Manufacturing Permit, the possibility of an oil and water separator, nearby waterways, outdoor storage screening, and visibility from

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the roadways. Mr. McBroom made the motion to deny with Mr. Pace seconding the motion. Motion to deny passed by a vote of six to zero.

AGENDA ITEM #6

Docket # DP-2016-12/CZ-2016-09/LP-2016-02

Request from Civil Site Design Group for a Comprehensive Plan Amendment to change the Comprehensive Plan designation from Suburban Neighborhood to Suburban Corridor, rezone and master site plan approval from CEG-PUD (Commercial General Enterprise PUD) to RM-1 PUD (Residential Multi-Family PUD) at the corner of Columbia Rock Road and Nashville Highway (Tax Map 75 Parcel 8.02).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval based on the review of criteria per Article 3.18.7(B) and Article 3.19.6 of the *Columbia Zoning Ordinance*.

Discussion:

Mr. Joe Haddix, Civil Site Design Group, and Mr. John Fitzmaurice, JCF Real Estate, Inc., were present to answer questions. Discussion ensued about access to the development at Nashville Highway or Columbia Rock Road, traffic, driveway stacking and on street parking, architectural facades, property maintenance and storage, unit size and lease price points, landscaping and visibility from the corridor. Councilman King made the motion to deny with Mayor Dickey seconding the motion. Motion to deny was approved by a vote of six to zero.

AGENDA ITEM #7

Docket #ZA-2016-03

Request from Development Services for approval of a text amendment to the Columbia Zoning Ordinance Article 15 regarding temporary signs.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval based on the review of criteria per Article 3.17.6(B) of the *Columbia Zoning Ordinance*.

Discussion:

The Commission asked for clarity for flags and signage, human billboards and the number of temporary signs allowed. Mr. Pace made the motion to approve with Mr. Wilhoite seconding the motion. Motion was approved by a vote of six to zero.

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OTHER BUSINESS:

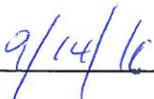
No other business was presented.

ADJOURNMENT:

Mr. Wilhoite made the motion to adjourn with Councilman King seconding.
Meeting adjourned at 5:25 p.m. with a vote of six to zero.



Planning Commission Chairman



Date